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Idaho Construction Report

Volume 39, Number 6 Dr. Kelly K. Matthews—Economist *June 1992*

Idaho's construction industry recorded an exceptionally strong performance in June. The drop in both short- and long-term interest rates in early July will likely intensify residential construction activity in future months, as current mortgage rates near 8¼ percent are the lowest since 1973. Idaho's construction industry is benefiting from net in-migration and rapid local job growth, combined with lower interest rates reflecting national economic distress. The current interest rate structure is providing an opportunity for many people to refinance mortgages at lower rates, significantly reducing the amount of monthly income required for debt service. Additionally, the reduced interest rates are expanding housing affordability and enabling many people with lower income levels to qualify for housing loans.

Single-family building permits in June totaled 621, up from 523 in May and 429 a year ago. Locations with more than 50 permits for the month include Kootenai County, Boise, Meridian, and Ada County. For the first six months of 1992, residential real estate sales in Ada County's multiple listing area rose 16 percent in number and 25 percent in sales value; the average sales value at $92,500 was up 8 percent. June multi-family construction activity was centered in Moscow, Coeur d'Alene, and Idaho Falls.

Incredibly, for the third consecutive month, commercial construction value in June was $30 million. Of that total, $13.3 million was issued in Idaho Falls, the majority of which was for a new building for EG&G. For the 1992 six-month cumulative, nonresidential construction value in Boise and Idaho Falls was $19 million each (total of $38.7 million), compared with a year-earlier total of $12.7 million.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in June was $110,821,808, or 43.5 percent above June 1991. *NEW RESIDENTIAL CONSTRUCTION* for 790 new dwelling units totaled $58,994,455, up 39.8 percent in number and a gain of 31.0 percent in value compared with a year ago. Included in the new residential permits were 621 single-family, 67 multi-family, and 102 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* with a valuation of $30,229,553 jumped 67.5 percent from June 1991, while *ALTERATIONS AND REPAIRS* totaling $21,597,800 rose 52.8 percent.

Building Permit Construction Summary

	June	% Chg	Six Months	% Chg
Total New Dwelling Units	790	+ 39.8	4,252	+ 50.4
Single-Family	621	+ 44.8	3,107	+ 46.7
Multi-Family	67	+ 28.8	644	+ 119.8
Mobile Homes	102	+ 21.4	501	+ 20.1
Total Residential Value	$ 58,994,455	+ 31.0	$ 312,503,118	+ 52.7
Single-Family	55,255,955	+ 33.4	283,536,119	+ 49.9
Multi-Family	2,711,301	+ 1.8	24,310,705	+ 114.8
Mobile Homes	1,027,199	+ 7.7	4,656,294	+ 13.0
Nonresidential Value	30,229,553	+ 67.5	119,149,373	+ 45.4
Alterations & Repair Value	21,597,800	+ 52.8	140,993,698	+ 65.3
TOTAL CONSTRUCTION VALUE	**$ 110,821,808**	**+ 43.5**	**$ 572,646,189**	**+ 54.0**

IDAHO CONSTRUCTION REPORT

JUNE 1992

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	4	$35,000	$709,900	$8,250	$753,150
Coeur d'Alene	43	97	2,896,741	2,180,722	816,301	5,893,764
Kootenai County Un	75	158	5,309,555	1,312,777	492,409	7,114,741
Craigmont	0	1	0	0	500	500
Orangeville	1	6	62,624	0	18,617	81,241
Lewiston	14	102	990,000	100,400	501,564	1,591,964
Nez Perce County Un	2	6	134,510	1,642,843	19,800	1,797,153
Moscow	32	53	1,220,212	125,577	208,924	1,554,713
Latah County Un	10	22	326,654	17,154	57,286	401,094
Orofino	4	16	244,400	0	96,000	340,400
Osburn	0	9	0	1,099	24,167	25,266
Sandpoint	7	34	423,132	95,000	485,327	1,003,459
St. Maries	4	14	170,891	141,000	122,089	433,980
Post Falls*	58	103	4,497,904	1,638,542	433,469	6,569,915
TOTAL NORTHERN	251	625	$16,311,623	$7,965,014	$3,286,703	$27,561,340
Boise City	122	1,593	$10,987,401	$422,765	$12,180,039	$23,590,205
Meridian	67	107	5,010,970	343,208	247,472	5,601,650
Ada County Un	74	166	6,154,000	36,600	580,514	6,771,114
Caldwell	8	18	534,633	0	49,372	584,005
Canyon County Un	47	69	3,238,086	134,668	168,363	3,541,117
Nampa	31	64	1,971,866	235,223	285,058	2,492,147
Emmett	6	54	645,931	216,400	153,183	1,015,514
Gooding	1	4	73,500	0	22,400	95,900
Hailey	3	19	362,240	104,685	48,730	515,655
Ketchum	2	11	850,000	1,900,000	786,000	3,536,000
Sun Valley	1	9	420,000	0	169,255	589,255
Blaine County Un	12	25	3,237,000	20,100	281,000	3,538,100
Jerome	0	6	0	0	2,625	2,625
Mountain Home	11	22	529,476	24,000	24,887	578,363
Payette	1	2	50,000	3,500	0	53,500
Shoshone			REPORT NOT	RECEIVED		0
Twin Falls City	25	58	1,652,357	2,266,102	481,458	4,399,917
Twin Falls County Un	4	18	81,053	20,000	163,740	264,793
Weiser	1	1	80,000	0	0	80,000
TOTAL SOUTHWESTERN	416	2,246	$35,878,513	$5,727,251	$15,644,096	$57,249,860
Blackfoot	2	4	$54,000	$0	$72,000	$126,000
Bingham County Un	14	30	496,500	39,700	181,528	717,728
Idaho Falls	26	119	1,533,926	13,347,032	921,760	15,802,718
Ammon	4	7	247,423	28,444	0	275,867
Bonneville County Un	21	46	1,454,174	192,032	179,610	1,825,816
Rexburg	5	12	376,120	229,000	8,510	613,630
Rigby	2	4	157,000	0	4,500	161,500
Jefferson County Un	15	37	632,077	600,665	69,800	1,302,542
Salmon	0	4	0	0	135,221	135,221
Lemhi County Un	7	12	78,700	1,241,000	10,600	1,330,300
St. Anthony	0	6	0	35,000	29,575	64,575
TOTAL EASTERN	96	281	$5,029,920	$15,712,873	$1,613,104	$22,355,897
American Falls	1	4	$23,000	$0	$9,500	$32,500
Power County Un	2	3	155,000	0	80,000	235,000
Burley	2	6	139,000	2,500	27,000	168,500
Chubbuck	2	6	110,000	301,822	33,500	445,322
Montpelier	1	15	25,000	20,100	0	45,100
Pocatello	9	42	741,200	99,400	392,280	1,232,880
Bannock County Un	4	18	284,863	40,958	438,309	764,130
Preston	1	5	60,000	39,000	27,000	126,000
Franklin County Un	1	1	90,000	0	0	90,000
Rupert	1	14	63,336	232,124	31,208	326,668
Minidoka County Un	2	12	47,000	88,511	10,300	145,811
Soda Springs	1	5	36,000	0	6,800	42,800
TOTAL SOUTHEASTERN	27	131	$1,774,399	$824,415	$1,055,897	$3,654,711
TOTAL 56 LOCATIONS	790	3,283	$58,994,455	$30,229,553	$21,597,800	$110,821,808

*Post Falls has replaced Bonner's Ferry.

Source: FSBI, NA

IDAHO CONSTRUCTION REPORT

SIX MONTHS CUMULATIVE 1992

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	4	23	$260,000	$709,900	$205,250	$1,175,150
Coeur d'Alene	245	392	14,393,364	4,856,331	4,942,649	24,192,344
Kootenai County Un	277	553	20,563,746	3,202,479	1,556,492	25,322,717
Craigmont	1	4	51,000	0	5,200	56,200
Grangeville	4	44	272,068	9,638	189,363	471,069
Lewiston	57	550	4,495,218	1,165,814	4,862,886	10,523,918
Nez Perce County Un	13	55	1,071,059	2,651,445	275,141	3,997,645
Moscow	123	215	5,305,985	4,355,900	1,798,393	11,460,278
Latah County Un	49	92	1,722,460	255,959	272,745	2,251,164
Orofino	10	72	535,900	44,250	432,706	1,012,856
Osburn	1	32	0	35,099	105,498	140,597
Sandpoint	67	109	2,853,824	745,244	921,575	4,520,643
St. Maries	12	49	327,831	311,909	213,714	853,454
Post Falls*	210	376	16,258,634	5,399,441	1,276,725	22,934,800
TOTAL NORTHERN	1,073	2,566	$68,111,089	$23,743,409	$17,058,337	$108,912,835
Boise City	855	8,902	$76,720,441	$19,102,675	$83,684,870	$179,507,986
Meridian	371	596	27,122,215	1,587,128	1,769,303	30,478,646
Ada County Un	324	767	28,295,078	1,345,169	7,667,470	37,307,717
Caldwell	33	94	1,737,999	333,332	336,102	2,407,433
Canyon County Un	308	428	18,326,956	4,931,984	3,792,721	27,051,661
Nampa	151	370	9,362,348	3,670,444	1,608,517	14,641,309
Emmett	27	250	2,051,973	2,042,460	786,864	4,881,297
Gooding	3	13	73,500	46,770	115,346	235,616
Hailey	108	126	7,291,690	2,239,560	1,031,499	10,562,749
Ketchum	8	68	4,860,000	5,350,000	3,527,045	13,737,045
Sun Valley	6	35	1,924,493	0	453,795	2,378,288
Blaine County Un	35	89	8,985,750	180,600	2,074,500	11,240,850
Jerome	8	46	416,561	0	127,233	543,794
Mountain Home	27	96	1,246,441	24,000	547,944	1,818,385
Payette	9	32	291,250	352,050	134,931	778,231
Shoshone	1	6	48,000	0	50,250	98,250
Twin Falls City	121	281	8,336,168	8,678,053	3,072,098	20,086,319
Twin Falls County Un	55	96	2,229,764	95,600	455,714	2,781,078
Weiser	11	25	801,500	500,700	152,700	1,454,900
TOTAL SOUTHWESTERN	2,461	12,320	$200,122,127	$50,480,525	$111,388,902	$361,991,554
Blackfoot	17	33	$908,500	$2,375,872	$197,699	$3,482,071
Bingham County Un	70	117	2,430,100	2,231,795	368,808	5,030,703
Idaho Falls	166	544	11,363,896	19,577,539	3,559,853	34,501,288
Ammon	23	38	1,905,586	377,202	49,504	2,330,292
Bonneville County Un	96	199	7,371,855	613,714	1,144,277	9,129,846
Rexburg	25	57	2,334,184	9,570,884	509,020	12,414,088
Rigby	6	18	443,500	0	64,700	508,200
Jefferson County Un	87	164	3,390,635	999,505	271,500	4,661,140
Salmon	4	30	40,000	10,000	231,335	281,335
Lemhi County Un	25	59	368,300	1,298,000	205,700	1,872,000
St. Anthony	3	18	110,000	35,000	62,950	207,950
TOTAL EASTERN	522	1,277	$30,664,556	$37,089,011	$6,665,346	$74,418,913
American Falls	6	18	$144,600	$101,000	$20,600	$266,200
Power County Un	8	12	501,000	28,500	82,000	611,500
Burley	8	34	550,835	5,151,504	202,056	5,904,395
Chubbuck	17	45	1,177,235	312,822	284,750	1,774,807
Montpelier	3	23	75,000	43,640	28,000	146,640
Pocatello	76	231	6,330,290	322,415	3,362,336	10,015,041
Bannock County Un	32	82	2,318,339	474,648	713,590	3,506,577
Preston	14	22	995,300	43,000	47,826	1,086,126
Franklin County Un	3	3	250,000	0	0	250,000
Rupert	6	59	190,846	880,422	802,474	1,873,742
Minidoka County Un	22	63	1,035,901	473,477	257,074	1,766,452
Soda Springs	1	19	36,000	5,000	80,407	121,407
TOTAL SOUTHEASTERN	196	611	$13,605,346	$7,836,428	$5,881,113	$27,322,887
TOTAL 56 LOCATIONS	4,252	16,774	$312,503,118	$119,149,373	$140,993,698	$572,646,189

*Post Falls has replaced Bonnewah County.

Source: FSBI, NA

IDAHO CONSTRUCTION REPORT

JUNE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	5	$0	$0	$41,000	$41,000
Coeur d'Alene	25	75	1,992,343	1,206,166	401,517	3,600,026
Kootenai County Un	59	125	3,517,985	695,093	202,155	4,415,233
Craigmont	1	1	39,900	0	0	39,900
Grangeville	0	9	0	3,000	23,842	26,842
Lewiston	9	94	559,284	0	488,870	1,048,154
Nez Perce County Un	1	16	65,536	4,457,780	187,531	4,710,847
Moscow	8	37	459,368	0	138,758	598,126
Latah County Un	12	26	780,003	13,308	74,791	868,102
Orofino	1	17	55,000	12,000	26,400	93,400
Osburn	0	4	0	0	10,150	10,150
Sandpoint	3	20	338,000	0	192,200	530,200
St. Maries	2	12	13,500	0	52,177	65,677
Post Falls*	21	61	1,670,716	2,072,750	326,687	4,070,153
TOTAL NORTHERN	142	502	$9,491,635	$8,460,097	$2,166,078	$20,117,810
Boise City	96	1,440	$10,083,517	$4,247,931	$4,843,037	$19,174,485
Meridian	34	73	2,245,584	34,041	517,287	2,796,912
Ada County Un	48	132	4,957,907	556,177	562,131	6,076,215
Caldwell	1	11	108,632	76,320	139,372	324,324
Canyon County Un	26	50	1,705,573	365,766	342,779	2,414,118
Nampa	20	53	1,355,945	636,953	1,065,214	3,058,112
Emmett	6	28	563,655	0	117,224	680,879
Gooding			NO PERMITS ISSUED			0
Hailey	14	31	1,267,095	126,305	46,035	1,439,435
Ketchum	5	20	1,318,000	0	831,850	2,149,850
Sun Valley	1	18	437,500	0	213,370	650,870
Blaine County Un	12	18	2,958,450	0	162,000	3,120,450
Jerome	0	8	0	0	27,975	27,975
Mountain Home	0	6	0	0	23,250	23,250
Payette	3	7	87,120	55,000	549,313	691,433
Shoshone	4	8	147,000	29,000	8,345	184,345
Twin Falls City	20	43	1,425,881	642,140	248,080	2,316,101
Twin Falls County Un	5	10	176,755	35,280	58,761	270,796
Weiser	0	5	0	10,000	25,000	35,000
TOTAL SOUTHWESTERN	295	1,961	$28,838,614	$6,814,913	$9,781,023	$45,434,550
Blackfoot	3	4	$208,000	$0	$180,000	$388,000
Bingham County Un	11	20	263,000	79,000	24,500	366,500
Idaho Falls	31	113	2,207,570	241,578	983,701	3,432,849
Ammon	2	5	145,024	0	11,955	156,979
Bonneville County Un	17	25	1,134,696	0	88,445	1,223,141
Rexburg	6	6	20,000	0	14,230	34,230
Rigby	1	4	60,000	0	75,800	135,800
Jefferson County Un	15	38	424,364	403,926	73,800	902,090
Salmon	1	8	30,000	0	26,112	56,112
Lemhi County Un	7	18	82,000	43,000	41,389	166,389
St. Anthony	0	5	0	0	19,400	19,400
TOTAL EASTERN	94	246	$4,574,654	$767,504	$1,539,332	$6,881,490
American Falls	1	5	$80,000	$3,000	$35,500	$118,500
Power County Un	3	7	157,500	100,000	11,500	269,000
Burley			NO PERMITS ISSUED			0
Chubbuck	3	9	220,000	368,000	8,250	596,250
Montpelier	0	16	0	0	21,912	21,912
Pocatello	11	54	845,538	1,135,000	329,807	2,310,345
Bannock County Un	10	16	604,194	32,600	28,167	664,961
Preston	0	3	0	204,000	0	204,000
Franklin County Un	2	2	88,000	0	0	88,000
Rupert	0	10	0	0	39,698	39,698
Minidoka County Un	4	18	124,596	162,328	174,572	461,496
Soda Springs			NO PERMITS ISSUED			0
TOTAL SOUTHEASTERN	34	140	$2,119,828	$2,004,928	$649,406	$4,774,162
TOTAL 56 LOCATIONS	565	2,849	$45,024,731	$18,047,442	$14,135,839	$77,208,012

*Post Falls has replaced Benewah County.

Source: FSBI, NA

IDAHO CONSTRUCTION REPORT

SIX MONTHS CUMULATIVE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	17	$120,000	$0	$129,450	$249,450
Coeur d'Alene	133	402	9,854,738	6,135,404	3,767,167	19,757,309
Kootenai County Un	212	484	13,979,233	5,170,874	1,469,016	20,619,123
Craigmont	1	2	39,900	0	5,000	44,900
Grangeville	1	49	88,232	103,538	272,272	464,042
Lewiston	37	519	2,504,668	1,354,917	7,214,982	11,074,567
Nez Perce County Un	8	54	562,802	9,733,092	500,047	10,795,941
Moscow	22	153	1,730,921	0	861,299	2,592,220
Latah County Un	25	63	1,354,609	72,756	241,259	1,668,624
Orofino	3	71	113,000	12,000	226,588	351,588
Osburn	0	25	0	7,662	69,398	77,060
Sandpoint	12	60	981,246	160,000	874,608	2,015,854
St. Maries	7	53	115,400	0	270,076	385,476
Post Falls*	97	219	7,913,003	3,566,650	641,628	12,121,281
TOTAL NORTHERN	560	2,171	$39,357,752	$26,316,893	$16,542,790	$82,217,435
Boise City	565	6,913	$47,868,030	$10,582,135	$35,651,137	$94,101,302
Meridian	188	342	11,888,476	4,976,988	1,054,420	17,919,884
Ada County Un	289	698	23,916,216	2,401,348	4,070,915	30,388,479
Caldwell	17	78	1,069,130	2,876,331	428,781	4,374,242
Canyon County Un	181	299	11,179,261	1,359,724	1,316,183	13,855,168
Nampa	107	322	6,581,990	2,695,715	2,602,354	11,880,059
Emmett	25	203	2,100,113	187,544	1,378,061	3,665,718
Gooding	5	12	141,500	6,000	85,200	232,700
Hailey	49	138	3,765,233	1,128,305	499,595	5,393,133
Ketchum	17	66	3,853,000	1,050,000	1,792,650	6,695,650
Sun Valley	4	48	1,418,500	13,000	1,782,014	3,213,514
Blaine County Un	40	74	9,680,450	877,000	742,800	11,300,250
Jerome	2	35	95,000	30,100	109,955	235,055
Mountain Home	7	56	299,676	1,000	138,295	438,971
Payette	15	33	484,470	3,775,733	717,263	4,977,466
Shoshone	6	11	237,000	29,000	16,345	282,345
Twin Falls City	70	207	5,903,374	2,215,692	2,456,816	10,575,882
Twin Falls County Un	30	58	842,376	102,684	391,741	1,336,801
Weiser	0	16	0	160,140	37,800	197,940
TOTAL SOUTHWESTERN	1,617	9,609	$131,323,795	$34,468,439	$55,272,325	$221,064,559
Blackfoot	8	30	$524,000	$91,750	$411,500	$1,027,250
Bingham County Un	69	117	2,773,868	531,500	860,880	4,166,248
Idaho Falls	169	474	11,683,312	2,114,831	5,822,001	19,620,144
Ammon	11	27	889,672	10,733,353	257,708	11,880,733
Bonneville County Un	79	163	4,934,904	2,628,884	786,496	8,350,284
Rexburg	85	23	2,500,642	0	664,130	3,164,772
Rigby	4	13	181,800	68,900	121,350	372,050
Jefferson County Un	59	134	2,190,132	636,892	240,800	3,067,824
Salmon	7	34	30,000	0	915,309	945,309
Lemhi County Un	26	75	242,500	79,450	296,339	618,289
St. Anthony	2	14	85,000	0	56,400	141,400
TOTAL EASTERN	519	1,104	$26,035,830	$16,885,560	$10,432,913	$53,354,303
American Falls	6	13	$220,000	$38,000	$39,500	$297,500
Power County Un	10	19	417,500	282,000	31,600	731,100
Burley	4	18	228,500	304,300	126,000	658,800
Chubbuck	9	34	463,881	723,635	652,700	1,840,216
Montpelier	0	25	0	30,000	46,543	76,543
Pocatello	49	198	3,700,981	1,258,413	1,289,771	6,249,165
Bannock County Un	23	55	1,494,091	112,530	188,227	1,794,848
Preston	3	11	257,900	344,000	24,400	626,300
Franklin County Un	5	6	228,000	0	500	228,500
Rupert	4	39	128,936	5,460	245,536	379,932
Minidoka County Un	18	54	703,488	1,181,028	343,180	2,227,696
Soda Springs	1	13	57,120	0	43,400	100,520
TOTAL SOUTHEASTERN	132	485	$7,900,397	$4,279,366	$3,031,357	$15,211,120
TOTAL 56 LOCATIONS	2,828	13,369	$204,617,774	$81,950,258	$85,279,385	$371,847,417

*Post Falls has replaced Benewah County.

Source: FSBI, NA

NEW RESIDENTIAL UNITS

JUNE 1992

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$35,000	0	$0	0	$0
Coeur d'Alene	32	2,287,221	11	609,520	0	0
Kootenai County Un	51	5,309,555	0	0	24	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	0	0	0	0	1	62,624
Lewiston	7	662,953	2	110,313	5	216,734
Nez Perce Co Un	2	134,510	0	0	0	0
Moscow	4	362,000	28	858,212	0	0
Latah County Un	5	326,654	0	0	5	0
Orofino	2	148,000	0	0	2	96,400
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	6	420,632	0	0	1	2,500
St. Maries	2	163,391	0	0	2	7,500
Post Falls*	52	4,268,878	6	229,026	0	0
TOTAL NORTHERN	164	$14,118,794	47	$1,807,071	40	$385,758
Boise City	112	$10,464,411	10	$522,990	0	$0
Meridian	64	4,937,970	0	0	3	73,000
Ada County Un	62	6,146,600	0	0	12	7,400
Caldwell	8	534,633	0	0	0	0
Canyon County Un	44	3,208,586	0	0	3	29,500
Nampa	29	1,965,866	0	0	2	6,000
Emmett	6	645,931	0	0	0	0
Gooding	1	73,500	0	0	0	0
Hailey	3	362,240	0	0	0	0
Ketchum	2	850,000	0	0	0	0
Sun Valley	1	420,000	0	0	0	0
Blaine County Un	12	3,237,000	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home	10	526,976	0	0	1	2,500
Payette	1	50,000	0	0	0	0
Shoshone			REPORT	NOT RECEIVED		
Twin Falls City	20	1,648,147	0	0	5	4,210
Twin Falls County Un	1	81,053	0	0	3	0
Weiser	1	80,000	0	0	0	0
TOTAL SOUTHWESTERN	377	$35,232,913	10	$522,990	29	$122,610
Blackfoot	1	$50,000	0	$0	1	$4,000
Bingham County Un	6	328,000	0	0	8	168,500
Idaho Falls	15	1,248,320	8	242,240	3	43,366
Ammon	3	246,923	0	0	1	500
Bonneville County Un	15	1,291,597	0	0	6	162,577
Rexburg	5	376,120	0	0	0	0
Rigby	2	157,000	0	0	0	0
Jefferson County Un	7	572,000	0	0	8	60,077
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	5	78,700	0	0	2	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	59	$4,348,660	8	$242,240	29	$439,020
American Falls	0	$0	0	$0	1	$23,000
Power County Un	2	155,000	0	0	0	0
Burley	0	0	2	139,000	0	0
Chubbuck	2	110,000	0	0	0	0
Montpelier	1	25,000	0	0	0	0
Pocatello	9	741,200	0	0	0	0
Bannock County Un	3	275,052	0	0	1	9,811
Preston	1	60,000	0	0	0	0
Franklin County Un	1	90,000	0	0	0	0
Rupert	1	63,336	0	0	0	0
Minidoka County Un	0	0	0	0	2	47,000
Soda Springs	1	36,000	0	0	0	0
TOTAL SOUTHEASTERN	21	$1,555,588	2	$139,000	4	$79,811
TOTAL 56 LOCATIONS	621	$55,255,955	67	$2,711,301	102	$1,027,199

**Post Falls has replaced Benewah County.*

Source: FSBI, NA

NEW RESIDENTIAL UNITS

SIX MONTHS 1992

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	3	$220,000	0	$0	1	$40,000
Coeur d'Alene	114	9,160,391	131	5,232,973	0	0
Kootenai County Un	187	20,563,746	0	0	90	0
Craigmont	1	51,000	0	0	0	0
Grangeville	3	209,444	0	0	1	62,624
Lewiston	38	3,561,112	6	364,072	13	570,034
Nez Perce Co Un	13	1,071,059	0	0	0	0
Moscow	27	2,396,426	96	2,909,559	0	0
Latah County Un	21	1,722,460	0	0	28	0
Orofino	4	281,000	0	0	6	254,900
Osburn	0	0	0	0	1	0
Sandpoint	26	1,864,324	34	986,000	7	3,500
St. Maries	3	238,391	2	49,440	7	40,000
Post Falls*	180	14,938,102	29	1,319,532	1	1,000
TOTAL NORTHERN	620	$56,277,455	298	$10,861,576	155	$972,058
Boise City	708	$71,985,316	147	$4,735,125	0	$0
Meridian	355	26,757,824	2	117,769	14	246,622
Ada County Un	276	28,246,046	0	0	48	49,032
Caldwell	29	1,700,143	2	37,856	2	0
Canyon County Un	206	15,371,135	60	2,361,621	42	594,200
Nampa	125	8,484,119	18	871,229	8	7,000
Emmett	26	2,035,449	1	16,524	0	0
Gooding	1	73,500	0	0	2	0
Hailey	45	4,322,055	63	2,969,635	0	0
Ketchum	8	4,860,000	0	0	0	0
Sun Valley	6	1,924,493	0	0	0	0
Blaine County Un	35	8,985,750	0	0	0	0
Jerome	5	382,561	0	0	3	34,000
Mountain Home	24	1,243,941	0	0	3	2,500
Payette	4	228,000	2	55,000	3	8,250
Shoshone	1	48,000	0	0	0	0
Twin Falls City	86	7,357,363	24	970,160	11	8,645
Twin Falls County Un	23	2,229,764	0	0	32	0
Weiser	10	766,500	0	0	1	35,000
TOTAL SOUTHWESTERN	1,973	$187,001,959	319	$12,134,919	169	$985,249
Blackfoot	12	$824,500	4	$80,000	1	$4,000
Bingham County Un	30	1,902,100	0	0	40	528,000
Idaho Falls	146	10,831,250	12	397,280	8	135,366
Ammon	22	1,903,086	0	0	1	500
Bonneville County Un	68	6,788,473	0	0	28	583,382
Rexburg	24	1,954,744	1	379,440	0	0
Rigby	6	443,500	0	0	0	0
Jefferson County Un	37	2,643,081	0	0	50	747,554
Salmon	1	40,000	0	0	3	0
Lemhi County Un	13	367,300	0	0	12	1,000
St. Anthony	2	92,000	0	0	1	18,000
TOTAL EASTERN	361	$27,790,034	17	$856,720	144	$2,017,802
American Falls	1	$36,000	0	$0	5	$108,600
Power County Un	5	450,000	0	0	3	51,000
Burley	6	411,835	2	139,000	0	0
Chubbuck	17	1,177,235	0	0	0	0
Montpelier	3	75,000	0	0	0	0
Pocatello	68	6,011,800	8	318,490	0	0
Bannock County Un	26	2,219,017	0	0	6	99,322
Preston	14	995,300	0	0	0	0
Franklin County Un	3	250,000	0	0	0	0
Rupert	2	150,908	0	0	4	39,938
Minidoka County Un	7	653,576	0	0	15	382,325
Soda Springs	1	36,000	0	0	0	0
TOTAL SOUTHEASTERN	153	$12,466,671	10	$457,490	33	$681,185
TOTAL 56 LOCATIONS	3,107	$283,536,119	644	$24,310,705	501	$4,656,294

*Post Falls has replaced Benewah County.

Source: FSBI, NA

NEW RESIDENTIAL UNITS

JUNE 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	23	1,914,694	2	77,649	0	0
Kootenai County Un	39	3,373,947	2	144,038	18	0
Craigmont	0	0	0	0	1	39,900
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	5	405,084	0	0	4	154,200
Nez Perce Co Un	1	65,536	0	0	0	0
Moscow	4	338,125	4	121,243	0	0
Latah County Un	7	780,003	0	0	5	0
Orofino	1	55,000	0	0	0	0
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	3	338,000	0	0	0	0
St. Maries	0	0	0	0	2	13,500
Post Falls*	17	1,496,675	4	174,041	0	0
TOTAL NORTHERN	100	$8,767,064	12	$516,971	30	$207,600
Boise City	92	$9,889,202	4	$194,315	0	$0
Meridian	29	2,159,184	0	0	5	86,400
Ada County Un	44	4,956,707	0	0	4	1,200
Caldwell	1	108,632	0	0	0	0
Canyon County Un	20	1,602,073	0	0	6	103,500
Nampa	14	1,100,329	6	255,616	0	0
Emmett	6	563,655	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	10	1,020,355	4	246,740	0	0
Ketchum	3	943,000	2	375,000	0	0
Sun Valley	1	437,500	0	0	0	0
Blaine County Un	12	2,958,450	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home			NO NEW	RESIDENTIAL		
Payette	1	40,620	2	46,500	0	0
Shoshone	2	57,000	0	0	2	90,000
Twin Falls City	7	603,999	12	821,162	1	720
Twin Falls County Un	3	176,755	0	0	2	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	245	$26,617,461	30	$1,939,333	20	$281,820
Blackfoot	3	$208,000	0	$0	0	$0
Bingham County Un	4	234,000	0	0	7	29,000
Idaho Falls	27	2,019,250	4	188,320	0	0
Ammon	2	145,024	0	0	0	0
Bonneville County Un	11	944,486	0	0	6	190,210
Rexburg	0	0	6	20,000	0	0
Rigby	1	60,000	0	0	0	0
Jefferson County Un	3	195,000	0	0	12	229,364
Salmon	1	30,000	0	0	0	0
Lemhi County Un	2	82,000	0	0	5	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	54	$3,917,760	10	$208,320	30	$448,574
American Falls	1	$80,000	0	$0	0	$0
Power County Un	1	145,000	0	0	2	12,500
Burley			NO NEW	RESIDENTIAL		
Chubbuck	3	220,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	11	845,538	0	0	0	0
Bannock County Un	10	604,194	0	0	0	0
Preston			NO NEW	RESIDENTIAL		
Franklin County Un	2	88,000	0	0	0	0
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	2	121,096	0	0	2	3,500
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	30	$2,103,828	0	$0	4	$16,000
TOTAL 56 LOCATIONS	429	$41,406,113	52	$2,664,624	84	$953,994

*Post Falls has replaced Benewah County.

Source: FSBI, NA

NEW RESIDENTIAL UNITS

SIX MONTHS 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	2	$120,000	0	$0	0	$0
Coeur d'Alene	117	8,947,201	16	907,537	0	0
Kootenai County Un	140	13,488,349	6	490,884	66	0
Craigmont	0	0	0	0	1	39,900
Grangeville	1	88,232	0	0	0	0
Lewiston	26	1,988,255	5	286,301	6	230,112
Nez Perce Co Un	6	536,874	2	25,928	0	0
Moscow	18	1,609,678	4	121,243	0	0
Latah County Un	13	1,354,609	0	0	12	0
Orofino	2	113,000	0	0	1	0
Osburn	0	0	0	0	0	0
Sandpoint	12	981,246	0	0	0	0
St. Maries	0	0	0	0	7	115,400
Post Falls*	90	7,638,599	6	274,404	1	0
TOTAL NORTHERN	427	$36,866,043	39	$2,106,297	94	$385,412
Boise City	471	$45,192,886	94	$2,675,144	0	$0
Meridian	164	11,329,909	6	274,367	18	284,200
Ada County Un	242	23,898,896	0	0	47	17,320
Caldwell	17	1,069,130	0	0	0	0
Canyon County Un	131	10,547,736	0	0	50	631,525
Nampa	89	6,091,692	10	490,298	8	0
Emmett	25	2,100,113	0	0	0	0
Gooding	1	64,500	2	71,000	2	6,000
Hailey	33	2,954,523	16	810,710	0	0
Ketchum	7	2,798,000	10	1,055,000	0	0
Sun Valley	4	1,418,500	0	0	0	0
Blaine County Un	40	9,680,450	0	0	0	0
Jerome	1	88,000	0	0	1	7,000
Mountain Home	6	299,676	0	0	1	0
Payette	6	293,970	8	180,500	1	10,000
Shoshone	2	57,000	0	0	4	180,000
Twin Falls City	54	5,078,810	12	821,162	4	3,402
Twin Falls County Un	13	842,376	0	0	17	0
Weiser	0	0	0	0	0	0
TOTAL SOUTHWESTERN	1,306	$123,806,167	158	$6,378,181	153	$1,139,447
Blackfoot	8	$524,000	0	$0	0	$0
Bingham County Un	31	2,172,768	0	0	38	601,100
Idaho Falls	149	10,902,672	14	716,640	6	64,000
Ammon	11	889,672	0	0	0	0
Bonneville County Un	51	4,307,458	0	0	28	627,446
Rexburg	3	385,555	82	2,115,087	0	0
Rigby	2	176,000	0	0	2	5,800
Jefferson County Un	21	1,606,500	0	0	38	583,632
Salmon	1	30,000	0	0	6	0
Lemhi County Un	9	241,000	0	0	17	1,500
St. Anthony	0	0	0	0	2	85,000
TOTAL EASTERN	286	$21,235,625	96	$2,831,727	137	$1,968,478
American Falls	2	$148,000	0	$0	4	$72,000
Power County Un	3	303,000	0	0	7	114,500
Burley	4	228,500	0	0	0	0
Chubbuck	6	452,581	0	0	3	11,300
Montpelier	0	0	0	0	0	0
Pocatello	49	3,700,981	0	0	0	0
Bannock County Un	18	1,345,691	0	0	5	148,400
Preston	3	257,900	0	0	0	0
Franklin County Un	5	228,000	0	0	0	0
Rupert	1	63,936	0	0	3	65,000
Minidoka County Un	7	485,888	0	0	11	217,600
Soda Springs	1	57,120	0	0	0	0
TOTAL SOUTHEASTERN	99	$7,271,597	0	$0	33	$628,800
TOTAL 56 LOCATIONS	2,118	$189,179,432	293	$11,316,205	417	$4,122,137

*Post Falls has replaced Benewah County.

Source: FSBI, NA